

IPSWICH PLANNING BOARD MEETING MINUTES

Monday, May 23, 2016, 5:30 p.m.

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a meeting of the Ipswich Planning Board was held on Monday, May 23, 2016 in the Planning Office Conference Room in Town Hall. Board members Heidi Paek, Jay Stanbury, Keith Anderson, Kathleen Milano and Cathy Chadwick and Associate member Carolyn Britt attended. Staff members Glenn Gibbs, Alex Purdy and Ethan Parsons also attended.

Paek convened the meeting at 5:40 pm with a quorum present.

Discuss Potential Zoning Amendments

The Board discussed the potential amendments to the Zoning Bylaw. The Board is interested in amending the sign bylaw (Section VIII). Parsons said staff would reach out to the business community, Design Review Board, Building Inspector and others. Gibbs emphasized that the current bylaw needs enforcement.

Gibbs described a potential amendment to the infill housing provision, which allows a lot to be split into 5,000 sq. ft. lots in the IR District provided certain conditions are satisfied. He said the current provision has worked well but it's had limited applicability. He said that the goal of the provision is to add moderately priced housing in a manner that is compatible with the development pattern of the IR District neighborhoods. He explained that the provision could be amended by creating an overlay for areas where the average lot size is less than 10,000 sq. ft. The Board supported the notion of expanding the infill provision and asked staff to continue to look into potential amendments in order to stimulate more development.

Anderson described potential amendments to the Accessory Building Conversion to Dwelling Unit provision, Section IX.P, including requiring a minimum lot size for a conversion, requiring that the owner live on the property upon which a conversion is proposed, and clarifying the definition of maximum size. Gibbs suggested grouping the housing-related amendments into a single article. The Board supported this.

Britt expressed an interest in redefining lot area to account for tidal wetlands and the rise in sea level. The Board decided that this matter should wait until a future town meeting.

Documents:

- *Memorandum from Planning Department Staff to Planning Board Re: Potential Zoning Amendment for 2016 Special Town Meeting- Expansion/Modification of Infill Housing & Zoning Provision, prepared 5/19/16*
- *Draft Mark-up of Section IX.P Conversion of Accessory Building into Dwelling Unit, prepared by Keith Anderson, 5/23/16*
- *Current Infill Possibilities Spreadsheet*
- *Preliminary Street Assessment Spreadsheet*

The meeting adjourned at 7:30 PM.

Prepared by Ethan Parsons

The Board approved these minutes on July 21, 2016